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REGULAR MEETING OF
MAY 19, 2020

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: April 28, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m. **CASE NO.:** 106-19

APPLICANT: BOWERS + ASSOCIATES

LOCATION: 2141 & 2151 E. Jefferson between St. Aubin and Chene in a B4 (GENERAL BUSINESS DISTRICT)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N JEFFERSON 4 W 18.15 FT 5 BLK 12 PLAT OF PT PC S 14 & 587 L31 P91 DEEDS, W C R 9/9 70.15 X 100

PROPOSAL: Bowers + Associates request to demolish two existing buildings and construct an eighty-story Hotel (outside of the Central Business District) containing 228 guest rooms and 17,857 square feet of ground floor retail space in an B4 (GENERAL BUSINESS DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; Front setback: 20' feet required; 5' feet proposed and Maximum building height: 75' allowed, 98 proposed (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

10:15 a.m. **CASE NO.:** 91-19 aka BSEED SLU2019-00043

APPLICANT: KAMDAN ALHUSANINI

LOCATION: 7041, 7047, 7051, 7101, 7111 W. Warren between Proctor and Weatherby in an R2 Two-Family Residential District & B4 (General Business District) -City Council District #6

LEGAL DESCRIPTION OF PROPERTY: S WARREN 64&63 E 10 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 70 X 102.56; S WARREN W 20 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 20 X 102.55; S WARREN 61 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 30 X 102.54; S WARREN 60&59 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.53; S WARREN 58&57 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.52

PROPOSAL: Kamdan Alhusanini requests spacing and developmental variances for the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building denied by Buildings Safety and Engineering and Environmental Department (SLU2019-00043), then OVERTURNED OCTOBER 15, 2019 BZA Case 63-19 in an R2 Two-Family Residential District & B4 General Business District. This case is appealed because there is one Used Motor Vehicle Sales lot is within 1000 ft of the subject property located at 6734 W. Warren 850 away; per the site plan no catch basins are provided – per PDD this development standard is required and should be adhered to and per the site plan no lighting is provided in the parking lot – per PDD this development standard is required and should be adhered to. (Sections 50-4-131(3) General Dimensional Variance, 50-12-135 Waiver of General Spacing Requirements and 50-4-121 Approval Criteria).AP

11:15 a.m. **CASE NO.:** 104-19 aka BSEED SLU2019-00088

APPLICANT: 611 GRINNELL, LLC

LOCATION: 8611 Grinnell between Erwin and McClellan in a M2 (INTENSIVE INDUSTRIAL DISTRICT)- City Council District #3

LEGAL DESCRIPTION OF PROPERTY: N GRINNELL ALL THAT PT OF FRL SEC 22 T 1 S R 12 E DESC AS FOLS BEG AT INTSEC E LN ERWIN 83.44 FT WD & N LN GRINNELL 76 FT WD TH N 18D 28M 50S W 512.62 FT TH N 4D W 8.06 FT TH N 84D 59M 50S E 129.26 FT ALG S LN OF D T R R TH S 3D 53M 29S E 10.06 FT TH N 88D 51M 20S E 436.43 FT TH S 1D 8M 40S E 496.02 FT TH S 88D 45M 0S W 447.01 FT TO PTE OF BEG 17/--- 252,478 SQ FT

PROPOSAL: 8611 Grinnell, LLC request to establish a Medical Marijuana Provisioning Center Facility (MMPCF) in a 1,790 square foot unit and a Medical Marijuana Processor Facility (MMPF) in 850 square unit of an existing 14,848 square foot building in a M2 (RESTRICTED INDUSTRIAL DISTRICT).This case is appealed because The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for variances provided and Medical marihuana caregiver centers are permitted on a conditional basis in the B2, B4, M1, M2, M3, and M4 districts, subject to the provisions of this division, the conditional land use requirements of this article; buildings with a maximum building footprint that exceeds thirty thousand (30,00) square feet, regardless of height, on a parcel no larger than five (5) acres in size. 5.796 acres is proposed, 5 acres permitted, 34,673.76 square feet excessive. (Sections 50-4-131 - Permitted dimensional variances, 50-3-534 - Conditional uses; procedures; waivers; public nuisance and 50-4-121 Approval Criteria.).AP

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: May 26, 2020

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED